This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

PCX 44

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.

George E. Bandy
Affiant

Subscribed and sworn to before me, this 12th day of APRIL, 1990.

Julia C. Hunt
Notary Public

My Commission expires: 9-12-93.

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Mr. George E. Bandy<br>1214 Chickering Road<br>Nashville, TN 37215 | SAME | Map 130-14<br>Parcel 14 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Harry Tenenbaum, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto George E. Bandy, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

This conveyance is made subject to the following:

1. 1990 Metro property taxes and 1990 City of Belle Meade property taxes which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 980, page 482, Register's Office for Davidson County, Tennessee.

3. Water tap rights and pumping charge in connection with such water tap rights, mentioned in Book 4727, page 715, Register's Office for Davidson County, Tennessee.

4. A 20 foot permanent and a 40 foot temporary construction easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6065, page 81, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Book 5200, page 398, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1214 Chickering Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of April, 1990.

Harry Tenenbaum

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Tenenbaum, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of April, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Kuhn Property, of record in Book 5900, page 398, said Register's Office, and also being described as follows:

BEGINNING at an iron pin at the southeast corner of the intersection of Belle Meade Pike, now Chickering Road, and Herbert Place; thence along the south margin of Herbert Place until it begins to curve, North 85 deg. 18 min. 05 sec. East 1225.00 feet to an iron pin. Thence South 2 deg. 27 min. 51 sec. West 388.92 feet to an iron pin, said iron pin being the northerly line of a tract of 15.99 acres, conveyed to J. W. Warner, Jr., and wife, by deed of record in Book 1148, page 201, said Register's Office; thence along said Warner's north line, South 89 deg. 15 min. 58 sec. West 1188.92 feet to an iron pin in the easterly margin of Belle Meade Pike, now Chickering Road, said pin being the northwest corner of said Warner tract; thence along the easterly margin of Belle Meade Pike, now Chickering Road, North 3 deg. 03 min. 51 sec. West 303.87 feet to the point of beginning containing 9.566 acres, more or less.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PROPERTY, DESCRIBED AS FOLLOWS:

BEING the portion of the property described above which is located east of a line that intersects the northerly line of said property at a point which is 1171.94 feet easterly from the southeast corner of the intersection of Belle Meade Pike, now Chickering Road, and Herbert Place (being Kuhn's northwest corner) and that intersects the southerly line of said property at a point which is 1135.32 feet easterly from Kuhn's southwest corner at the intersection of Belle Meade Pike, now Chickering Road, and which is further described according to a survey by Everett H. Cowan dated February 1, 1982, not of record, as follows:

BEGINNING at a point, said point being North 86 deg. 40 min. 40 sec. East a distance of 150.36 feet from a concrete monument between Lots 6 and 10 as shown on the plan of Belle Meade, Block 1, Section X, as of record in Book 2900, pages 5 & 6 Register's Office for Davidson County, Tennessee; thence with the southerly line of Lot 6, Belle Meade, Block 1, Section X, North 86 deg. 49 min. 40 sec. East a distance of 52.15 feet to a point; thence south 04 deg. 07 min. 55 sec. West a distance of 388.84 feet to a point on the northerly line of J. W. Warner, III and Ellen Hudson of record in Book 4033, page 621, Register's Office for Davidson County, Tennessee; thence with said northerly line, North 89 deg. 16 min. 07 sec. West a distance of 51.82 feet to a point; thence North 04 deg. 07 min. 55 sec. East a distance of 385.29 feet to the point of beginning, containing 0.46 acres, more or less.

Being the same property conveyed to Harry Tenenbaum and wife Doris Z. Tenenbaum by deed from Y. Charles Joe and wife Hee-Mee Yoo Joe of record in Book 7241, page 688, said Register's Office. The said Doris Z. Tenenbaum having since died.

18510

IDENTIF. TREFERENCE

APR 12 1 36 PM '90

DAVIDSON COUNTY TN.

0752 04/12 0101 03CHECK 3887.50

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 8087 Page 274-A

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CU TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 1175000.00
CON TX 3877.50
PRFEE 1.00
WDEED 9.00
TOTAL 3887.50
CHECK 3887.50

04/12/90 01 13:34 0001 0752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1851 0

IDENTIF. REFERENCE

APR 12 1 36 PM '90

DAVIDSON COUNTY TN.

No. 309872